

An
Coimisiún
Pleanála

Commission Order
PL-501025-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0533/WEB

Appeal by Auro Naes Limited trading as RoeSavin Construction Limited in relation to the application by Dun Laoghaire-Rathdown County Council of the terms of the Development Contribution Scheme made for the area in respect of condition numbers 23, 24, 25 and 26 of its decision made on the 12th day of March, 2026.

Proposed Development: Demolition of an existing house and garage and for the erection of three detached buildings containing a total of ten houses. Eight of these dwellings would be contained within two three-storey buildings, each accommodating four terraced dwellings providing between two and three bedrooms, as well as kitchen/bathroom/dining/living and storage space and with a third building containing a pair of semi-detached two-storey houses providing two bedrooms and kitchen/bathroom/dining/living accommodation. The development includes the closure of an existing vehicular entrance to the site and the creation of separate access and egress points (which would be linked by an internal one-way driveway), the provision of communal open areas for outdoor recreational purposes, along with individual gardens (containing external structures for storage/cycles), as well as eight car parking bays and one disabled driver parking space, as well as communal cycle parking facilities (for a total of ten bicycles) and one cargo


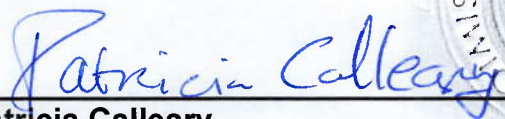
bicycle space. The application includes connections to the public mains water supply and sewerage systems, along with all site works, including landscaping, a rainwater harvesting system and the creation of a pedestrian gateway between the site and an area of public open space behind this land, all at Shanganagh Cottage, Dublin Road, Shankill, Dublin.

Decision

The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition numbers 23, 24, 25 and 26 and directs the said Council to ATTACH condition numbers 23, 24, 25 and 26 and the reasons therefor.

Reasons and Considerations

Having regard to Section 48 of the Planning and Development Act 2000, as amended, the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the Dun Laoghaire-Rathdown County Council Development Contribution Scheme 2023-2028, the plans and particulars submitted in connection with the planning application and the appeal, and the basis for the financial contribution calculations provided by the planning authority, it is considered that the development contributions of imposed under condition numbers 23, 24, 25 and 26 have been correctly applied by the planning authority.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 01 day of July 2026.